

**Nolensville Planning Commission
Regular Meeting
Nolensville Elementary School
July 10, 2007, 7:00 p.m.**

Members in attendance were Rick Owens, Willis Wells, Frank Wilson, Matt Happel, Debbie Riddle, Bob Haines, Jimmy Alexander and Andy Grosson. Mayor Lothers joined the meeting at 7:30 p. m. Staff present were Attorney Bob Notestine, Henry Laird and Gina Lawrence.

I. Call Meeting to Order

The meeting was called to order at 7:02 p. m. by Chairman Rick Owens.

II. Pledge of Allegiance

The Pledge of Allegiance was led by Willis Wells.

III. Approval of Minutes

Willis Wells noted that on page 4 in the last paragraph there was no recorded vote. Mr. Wells also noted that in the second paragraph of page 5 there was no recorded vote. Bob Notestine stated that the Commission could move to approve the minutes with the stated changes. Rick Owens moved to amend the minutes to insert the votes on pages 4 and 5. Bob Haines seconded. Willis Wells moved to approve the minutes as amended. Jimmy Alexander seconded the motion. The motion passed unanimously.

IV. Announcements

There were no announcements.

V. Citizen Comments

Alfred Bennett of 7286 Nolensville Road requested permission to place railroad ties down the center of the parking area next to his home in order to create parking spaces on each side of the railroad ties. Henry Laird stated that the Town would need something written down in order to have something to approve. Jimmy Alexander offered to help Mr. Bennett with creating a site plan for the parking area to be submitted to the Planning Department.

Aubrey Short inquired as to whether Jay Nelson had submitted a site plan for his parking area. Mr. Laird stated that he had. Mr. Short asked if there were not someone present who would be willing to help Mr. Bennett through the process of creating a site plan. Mr. Alexander stated that he had already offered to help Mr. Bennett. Mr. Short thanked the Planning Commission.

VI. New Business

Subdivision Review:

I. Catalina Preliminary Plat Revision

Jeff Rosiak with Land Design stated that they had a minor revision to the Preliminary Plat that was approved at the December 2006 meeting. Mr. Rosiak stated that they had moved the amenities center from the northwest corner of the property to the entrance of the subdivision so that it could be included in Phase 1 of construction. He stated that lot 150 had been moved to the northeastern portion of the property. Mr. Rosiak pointed out that the lot was located completely outside of the 100 year flood plain and that they had restricted the building envelope and indicated that any porches or decks could not be located outside of the building envelope.

Rick Owens moved to bring the topic before the Commission. Debbie Riddle seconded the motion. Jimmy Alexander asked what the thinking behind moving the amenities center to the front of the property had been. Nicky Wells with Turnberry Homes stated that showing presence during the first phase of construction was the main purpose of moving the amenities center to the front of the property. Mr. Wells further stated that the amenities center would consist of a pool and cabana structure. Rick Owens moved to approve the revision to the Catalina plat. Willis Wells seconded the motion. There was no further discussion. The motion passed unanimously.

Zoning Amendment Proposals

II. Revision to Appendix A, Sign Regulations

Henry Laird stated that the goal in revising sign standards was to create stronger design standards that would be more aesthetically pleasing and at the same time protect the Town against potential lawsuits. Mr. Laird read through a portion of the recommended changes to the sign regulation. Rick Owens suggested that in order to expedite the process the Commissioners be allowed to read over each revision and comment on each proposed change. Bob Notestine stated that they had looked heavily at a lawsuit that the city of Brentwood had been involved in.

Mr. Laird stated that he wanted to explain electronic message boards. He stated that they had included a regulation to cover the Town and still allow public and semi public organizations such as churches, schools and libraries to broadcast their messages. He stated that the intent was to limit the size, color and frequency of change of the messages that are broadcast.

Mr. Laird pointed out that on page 3 there was a change that would prohibit signs painted on the façade and/or windows of a building or business. There were questions from Commissioners regarding specific examples of signs such as grocery store sales and Christmas scenes. Mr. Laird stated that the revision was more concerned with regulating permanent signs. Mr. Laird noted that regulation of temporary signs is regulated by the temporary sign regulations.

Mr. Jimmy Alexander exited the meeting at 8:15 p. m.

Mrs. Linda Moses of 2230 Rocky Springs Road asked if the ordinances would affect existing signs. Mayor Lothers stated that existing signs would be grandfathered in. Mr. Laird and the Commissioners continued through each proposed change discussing each in depth. Bob Haines asked that the Commission summarize the previous discussion and take a vote.

Bob Notestine listed the changes to the proposal which were to be voted on as each was read.

- Mr. Notestine stated that on page 3 the work “modifies” is to be changed to “modified.” Mayor Lothers moved to approve the amendment. Debbie Riddle seconded the motion. The motion passed unanimously.
- Mr. Notestine stated that on page 6 in Section E in the portion dealing with electronic message boards the language “per side” is to be added after the wording “should not be more than 25 % of the total free standing sign face. Debbie Riddle moved to approve the amendment. Mayor Lothers seconded the motion. The motion passed unanimously.
- Mr. Notestine stated that on page 10 under Section 1.7.2 the sign height is to be changed from 10 to 7 on multi-tenant signs. Matt Happel moved to approve the amendment as stated. Mayor Lothers seconded the motion. The motion passed unanimously.
- Mr. Notestine stated that on page 12 under Item 2 the wording “maximum height at the top of the sign is 8.5 feet above the walking surface.” Matt Happel moved to approve the amendment. Rick Owens seconded the motion. The motion passed unanimously.
- Mr. Notestine stated that on page 11 the last sentence should contain the wording “shall be mounted on the wall that contains the main entrance of the building” Bob Haines moved to approve the amendment as stated. Mayor Lothers seconded the motion. Bob Haines moved to amend the motion to include both sections 1.8.1 and 1.8.2. Mayor Lothers seconded the motion. The motion passed unanimously. The motion as amended passed unanimously.

Bob Haines moved to pass the ordinance as stated. Rick Owens seconded the motion. The motion passed unanimously.

VII. Old Business

There was no old business.

VIII. Other Business

1. Monthly Bond Report

Henry Laird stated that all bonds for the Town Of Nolensville were up to date with nothing due to expire until September 2007. Rick Owens moved to approve the Bond Report. Matt Happel seconded the motion. The motion passed unanimously.

Mayor Lothers asked for volunteers to attend the Williamson County Planning Commission. Mayor Lothers discussed the importance of having representation at the meetings.

Henry Laird stated that he wanted to bring to the attention of the Commission the Architectural Design Standards in Part B of Appendix E of the Zoning Ordinance that requires a statement of architectural compatibility and a detailed architectural drawing plus a detail requirement.

Mr. Laird noted that the Applicability section states that the component does not apply to office and/or a warehouse building located within areas zoned Office/Industrial and does not apply to detached, Single Family Residential. Mr. Laird stated that there was one parcel zoned Office Industrial that touches Nolensville Road. He noted that the Town might want to consider that these design standards should apply to anything that abuts Nolensville Road. Mr. Laird stated that perhaps the wording “except when such property abuts Nolensville Road or any other arterial or collector” should be added to the Applicability section of Appendix E in order to cover this parcel of land.

Mr. Laird stated that there was no need for the Commission to take any action tonight. He stated that the topic could be considered at the Design Review meeting and be brought back to the August Planning Commission meeting.

IX. Adjournment

The meeting adjourned at 9:22 p. m.

Respectfully submitted,

Gina Lawrence
Recording Secretary

Date

Approved,

Matt Happel
Planning Commission Secretary

Date